

Bourne

ESTATE AGENTS



Ridgway Road, Farnham, Surrey

Price Guide £825,000



# Ridgway Road, Farnham, Surrey

An excellent opportunity to purchase a stunning and enlarged semi detached, period house, dating back to 1911 and designed by the renowned local architect Harold Falkner.

To the ground floor, the extended entrance hall is a light and inviting space leading to the downstairs cloakroom and storage cupboards, housing the washing machine and tumble drier. There is also a spacious understairs boot room with space for extra appliances. The hallway also leads through to the living room, family room and kitchen along with the stairs to the first floor. The good sized extended living room has a feature inset gas fire, bespoke fitted shelving and double glazed doors to the garden. The family room has a feature fireplace, and a boxed bay window with plantation shutter blinds. The light and airy dual aspect kitchen/dining room has a wide range of cupboard and drawer units, with granite work tops. There is an integrated eye level oven, dish washer, four ring gas hob, with extractor hood over and fridge, space for a fridge/freezer, ceramic tiled flooring and Bi fold doors leading onto the patio.

To the first floor, the light and airy landing has a feature window with fitted plantation shutter blinds and there are three double bedrooms with bedrooms one and two having fitted wardrobes and storage. There is also a modern and stylish four piece bathroom suite. The two rear aspect windows offer outstanding, far reaching views, towards countryside.

Outside the private rear garden is mainly laid to lawn and enclosed with hedging to both sides. There is an extensive paved terrace adjoining the property with a shingled path leading down to the Pergola and rear access which leads out onto the driveway parking and double garage with electric door.

Outside to the front, the garden has been landscaped with paving and a wide selection of flowers and shrubs. The front garden is enclosed with hedging and there is side gate access.

Freehold  
Council tax band E

- Three double bedrooms
- Entrance hall
- Cloakroom
- Two reception rooms
- Kitchen/dining room
- Four piece modern family bathroom
- Double glazing
- Gas central heating
- Private garden
- Double garage and parking
- Prime South Farnham location

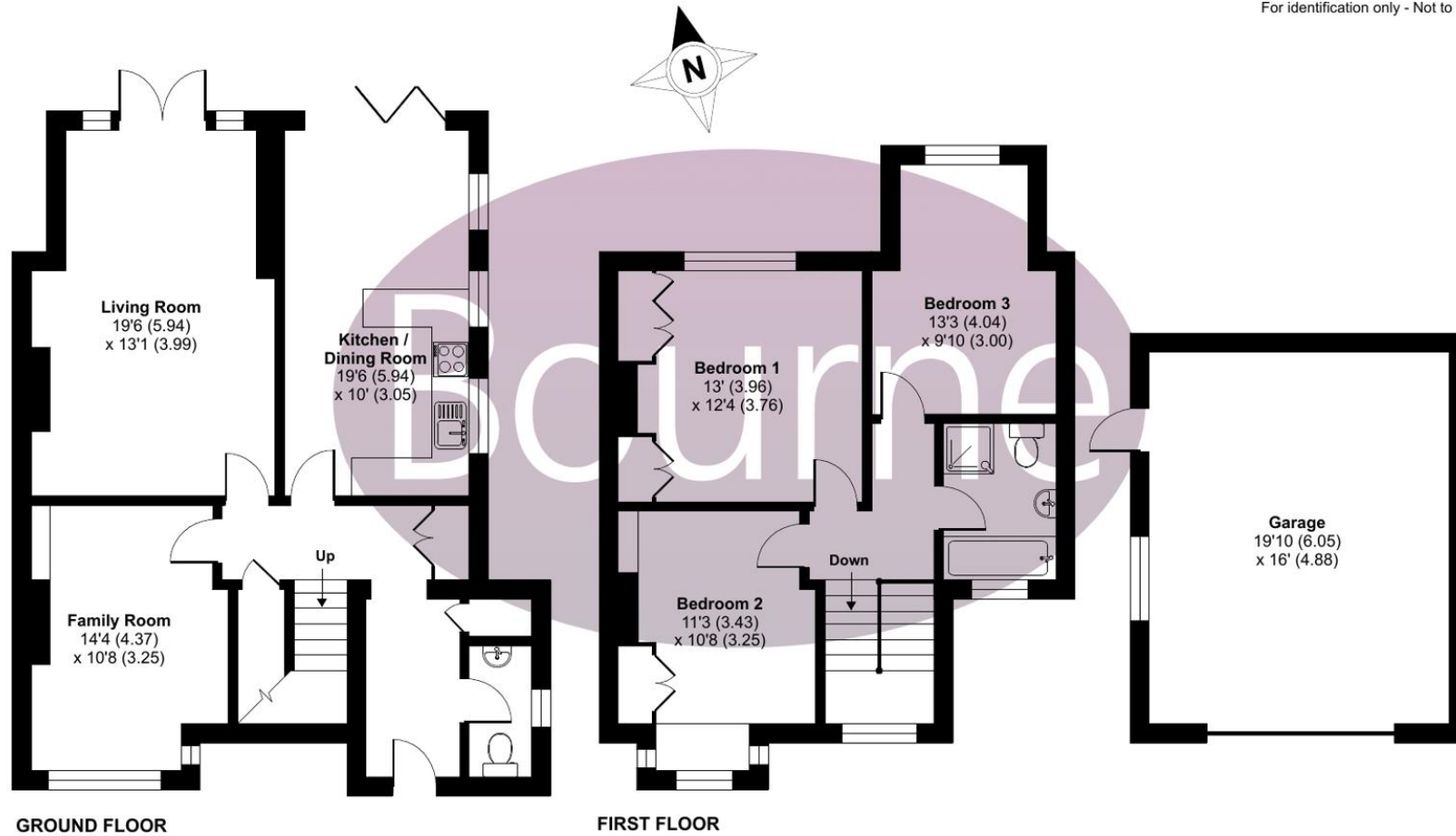


# Floorplan

## Ridgway Road, Farnham, GU9

Approximate Area = 1671 sq ft / 155.2 sq m (includes garage)

For identification only - Not to scale

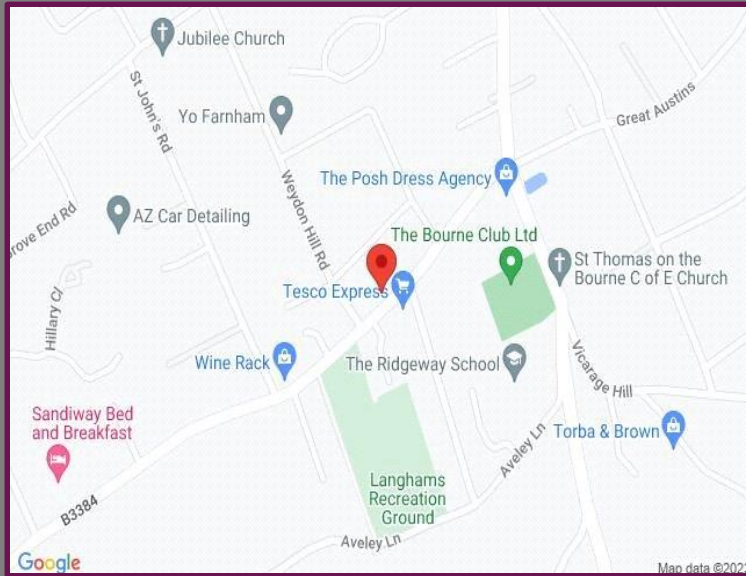


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2023. Produced for Bourne Estate Agents. REF: 1063725



# Location

Ridgway Road is a popular residential area, situated on the south side of Farnham, less than 1 mile from the town centre and mainline train station, and within a short walk of local shops, including Tesco Express, an off license, butchers and a bakers. The immediate surrounding area is well served with popular and sought after schools for all age groups and local churches and nursery groups.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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